



**DK REALTY
PARTNERS, LLC**

650 E. Algonquin Road, Suite 201
Schaumburg, IL 60173

Sealed Bid Due Date, Time & Location

DATE

Wednesday, May 11, 2011

TIME:

BID SUBMISSION DEADLINE - 2:00 PM

LOCATION:

DK Realty Partners, LLC
650 E. Algonquin Road, Suite 201
Schaumburg, IL

PROPERTY INSPECTION DATES:

CHICAGO

Tuesday, April 19 from 11:00 AM – 1:00 PM

Wednesday, April 27 from 11:00 AM – 1:00 PM

Thursday, May 5 from 11:00 AM – 1:00 PM

Arlington Heights

Wednesday, April 20 from 11:00 AM – 1:00 PM

Thursday, April 28 from 11:00 AM – 1:00 PM

Tuesday, May 3 from 11:00 AM – 1:00 PM

REALTOR® PARTICIPATION INVITED:

Realtor® participation is welcome and a 1.5% (one and one-half percent) commission will be paid to the licensed Realtor® who registers the successful Purchaser according to the Realtor® Participation Guidelines found in the Bidder's Information Package. The deadline for Realtor® Participation will be 4:00 PM, Monday, May 9, 2011.

BIDDER'S INFORMATION PACKAGE:

Bidder's Information Packages will be available and will include: Bidding Procedures, Real Estate Sale Contract, Title Summary, Survey, Tax Information, Appraisal, Equipment List and Environmental Information.

DK Realty Partners, LLC's Managing Members are Paul G. Demik and David M. Kaufman, CCIM. Only the Managing Members of DK Realty Partners can bind DK Realty Partners to any agreement. The above property information is subject to verification by reader and no liability for errors and/or omissions is assumed. Price is subject to change and/or listing withdrawn without notice.

Two former Boston Blackie's Bank Orders Immediate **SEALED BID SALE**

**164-166 E. Grand Avenue, Chicago, IL and
222 E. Algonquin Road, Arlington Heights, IL**



164-166 E. Grand Avenue, Chicago, IL



Click on photos and
map to enlarge

Property Description: The property is a vacant free-standing 2,500 sf restaurant facility on a 5,000 sf site. Located at the northwest corner of Grand Avenue and St. Clair in the Streeterville neighborhood of Chicago's near north side, the property is less than one block east of North Michigan Avenue, also known as the Magnificent Mile. The Streeterville area is one of the city's most desirable, upscale/affluent communities and boasts well-known, upscale retail, hotels and restaurants which serve 22 million visitors each year. The area's high-end residential properties have been well-maintained and contribute to the appeal of the area. This is the address that gives meaning to the real estate adage "Location, Location, Location". Originally constructed in the early 1940's, the property had operated as a Boston Blackie's from 1985 to early 2010. The property is being offered 'as-is, where-is' as an equipped restaurant facility, including patron seating areas, bar, kitchen, and restrooms. However, current zoning also permits office, commercial, retail, public, institutional and residential development.

- Zoned: DX-12, Downtown Mixed Use District by the City of Chicago
- Lot Size: 5,000 sq.ft. (50' along Grand and 100' along St. Clair)
- Construction: Face brick
- Age: Built in 1941
- Roof: Flat
- Daily Traffic Count: 13,300 along Grand Avenue; 33,300 along nearby Michigan Ave.
- Taxes: \$40,932.81 (2009)

FOR FURTHER INFORMATION, CONTACT:

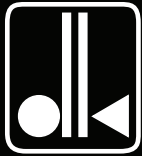
For additional information, please call or e-mail me for a Confidentiality Agreement.



Paul Demik
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EXCLUSIVE AGENT
pdemik@dkrealty.com



Thinking of selling your Real Estate? Call Paul Demik to find out which of our sales approaches will be best for your property. Need a property manager? Our management division specializes in managing all types of real estate.



Two former Boston Blackie's

Bank Orders Immediate **SEALED BID SALE**

**164-166 E. Grand Avenue, Chicago, IL and
222 E. Algonquin Road, Arlington Heights, IL**



222 E. Algonquin Road, Arlington Heights, Illinois

Property Description: The property is a vacant free-standing 9,150 sf restaurant facility on a 1.72 acre site. Located at the northeast corner of Algonquin Road and S. Tonne Drive in Arlington Heights, the property is less than one mile northeast of the Arlington Heights Road exit to I-90 (Northwest Tollway) providing easy access from downtown Chicago as well as west and south suburban Chicagoland. The property is surrounded by residential development to the north and a plethora of other commercial uses to the west, south and east, including the Woodfield Mall development area in neighboring Schaumburg. Originally constructed in 1991 and renovated in 2005, the property had continuously operated as a Boston Blackie's until the business closed in early 2010. The property is being offered 'as-is, where-is' as an equipped restaurant facility, including indoor and outdoor patron seating areas, bar, kitchen, and restrooms. However, current zoning permits a wide variety commercial and retail uses.

- Zoned: B-3, General Service, Wholesale and Motor Vehicle District by the Village of Arlington Heights
- Lot Size: 1.72 acres (288' along Algonquin Road and +/-200' along S. Tonne Drive), includes on-site parking for 96 vehicles
- Construction: Face brick
- Age: Built in 1991
- Roof: Flat
- Daily Traffic Count: 32,900 vehicles along Algonquin Road; 47,200 along nearby Arlington Heights Road.
- Taxes: \$113,205.15 (2009)

FOR FURTHER INFORMATION, CONTACT:

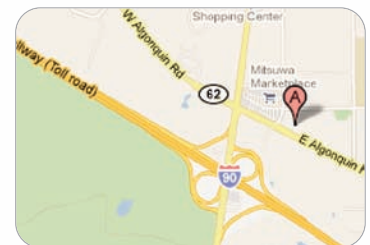
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